

P&Z Meeting Summary
July 21, 2020

Members Present: Dick Trask, Lynn Ekelund, Don Mazzeo, George Cardwell, Maurice McGrath

Also Present: Sam Garde Town Council, Seth Thompson Town Solicitor, Sharon Cruz Town Engineer, Randi Meredith Town Council Member online, Chris Derbyshire Engineer, Brian Carbaugh Engineer, both representing the Applicant. Robert Wilson Town Compliance Officer, Tim Willard online.

Call To Order: Dick Trask

Roll Call: All Present, Larry Lieberman absent

Additions and Corrections to Agenda: Motion to approve by Don Mazzeo, 2nd Lynn Ekelund

Approval of synopsis of minutes for 6/30/20 meeting Motion to Accept by George Cardwell 2nd by Lynn Ekelund.

Public Hearing

Engineers for the applicant Tidewater Environmental Service, described the new facility as opposed to the present one. And the needs to upgrade as to nutrient loads on a daily basis. Referring to the pipe sizes and carrying capacity of the mains.

The new facility will be built to handle the town, and the surrounding area. Which seems to be a large area in the region.

A variety of state and county agencies are involved, and the applicant needs to get letters of confirmation from them to proceed. Also a second consulting engineer KCI will be brought in to work on the water main from Town.

In discussion about the project and questions asked by the commission, various points were brought up.

Question about the drying bed system and process in the building will cut down on methane and other odors emanating from the site.

A 750 gallon holding tank on site will be held in a concrete holding facility in case of rupture. If this happens the liquid will be recirculated through the system, to contain it.

Disinfectants on site will be ultraviolet light, and showers for employees.

Questions about exterior vegetation, to separate the site from other properties. And also that there would be a chain link fence around the facility with PVC slats running through the fence to block off the area.

Exterior lights were discussed, the engineers saying they would be LED lights and they would have shields on them to contain the light spread. Also that the yard lights would not be on at night unless employees were on site. Doorway lights would be on for safety and security purposes.

Councilman Sam Garde asked about the next step in the procedure. After approval, is the technology described the best available? Mr. Carbaugh stated yes the process has a better nutrient removal, and a cleaner water return than the present system.
Mr. Thompson Stated after outside agency approval, and before the final site plan is approved. The agencies must have given their approvals on all aspects of the project.

MS. Cruz The process being presented is the best for the price.

Public Hearing Closed

New Business:

Preliminary site plan Review approval:

Sharon Cruz, Stated that she still had some issues with some outstanding issues. But was comfortable recommending for approval.

Motion to Approve: With three points for the applicant to remedy.

1: Utility Expansion

2: Applicant to increase vegetation on the north side of the site

3: Final Plan on lighting inside of the property

Motion to approve by George Cardwell 2nd Lynn Ekelund

Vote to approve: Unanimous

B: Review of Limited Light Industrial District Zoning

Comments by Councilman Sam Garde, In referring to different points of the ordinance.

To change the word within the second line first paragraph on page two. From with to, to.

And in the permitted uses section to change references of D and N.

And to note that Lettered sections H,I,J, should note that all manufacture of these products, must only be inside their buildings. And the same for Q also.

And to change Government use from special permitted use to permitted use. And to conform to all zone regulations.

Section G Pg.6

Nuisance control to refer B.to Light industrial zone 220-50.

C. Decibel levels to change from 75db to 65 db to comply with state references.

Motion to Adjourn by George Cardwell 2nd by Lynn Ekelund Vote: Unanimous